

THE CORPORATION OF THE CITY OF DAWSON CREEK

BYLAW NO. 3673

Consolidated with Property Maintenance Amendment Bylaw No. 3869, 2006

A Bylaw of the Corporation of the City of Dawson Creek to Regulate the Maintenance of Private Property and Adjoining Public Places

The Council of the City of Dawson Creek, in open meeting assembled, enacts as follows:

PART ONE: INTERPRETATION

Definitions

1. In this Bylaw:

- (a) "Authorized Representative" means the person appointed by the Council for the purposes of administering and enforcing this Bylaw, and includes the City's Bylaw Enforcement Officer;
- (b) "City" means the Corporation of the City of Dawson Creek;
- (c) "Council" means the Council of the City;
- (d) "Noxious Weeds" include weeds designated as such under the Weed Control Regulation pursuant to the *Weed Control Act*;
- (e) "Order" means an order issued pursuant to section 14 of this Bylaw; and
- (f) ***"Unsightly structure" includes any building or structure that has:***
 - (i) ***a broken window or windows;***
 - (ii) ***peeling or worn paint such that the original surface or underlying coat of paint is visible;***
 - (iii) ***exterior damage to the brickwork, cladding, siding or shingles visible from an adjacent roadway;***
 - (iv) ***rot or other deterioration in its construction materials.***

PART TWO: MAINTENANCE OF PRIVATE PROPERTY

Unsightly Premises

- 2. No owner or occupier of real property shall allow his property to become or remain unsightly.
- 3. Every owner or occupier of real property must remove, or cause to be removed, from the property any unsightly accumulations of filth, discarded materials, rubbish, or graffiti.
 - (a) ***"No owner or occupier of real property shall allow any building on that property to become or remain an Unsightly structure."***

Accumulations of Offensive Growths

4. Every owner or occupier of real property must clear the property of any brush, noxious weeds, or other growths.

Insect Infestations

5. Every owner or occupier of real property must prevent, or cause to be prevented, the infestation of the property by caterpillars or other noxious or destructive insects.
6. Every owner or occupier of real property must clear, or cause to be cleared, from the property any infestations by caterpillars and other noxious or destructive insects.

Accumulations of Unwholesome Matter

7. No person shall cause or permit water, rubbish, or noxious, offensive, or unwholesome matter to collect or accumulate around his premises.

PART THREE: MAINTENANCE OF PUBLIC PROPERTY

Littering

8. No person shall deposit or throw bottles, broken glass, or other rubbish on any highway, park, and landscaped area adjacent to any public building, or other open space.

Graffiti

9. No person shall place graffiti on any wall, fence, structure or elsewhere on or adjacent to a public place.

Sidewalk and Boulevard Maintenance

10. Every owner or occupier of real property shall keep any sidewalk adjoining the property clear or any sweeping, ashes, mud, dirt, or refuse from the property.
11. Every owner or occupier of real property shall maintain any boulevard adjoining the property in a safe and tidy condition including, without limitation, by mowing any grass, and trimming any trees or shrubs, located on the boulevard.

Accumulations of Snow and Ice

12. Every owner or occupier of real property shall remove all accumulations of snow and ice from all footpaths and sidewalks on and adjoining the property by no later than 7:00 p.m. on the day on which the snow began to fall and on each subsequent day on which the snow continues to fall.
13. Notwithstanding section 11 of this Bylaw, where the accumulation of snow and ice on a footpath, sidewalk, or roof creates a hazardous condition, the owner or occupier of the real property on which the footpath, sidewalk, or roof is located, or is adjoined by, shall immediately remove the accumulation of snow and ice.

PART FOUR: ENFORCEMENT

Direct Enforcement

14. The Authorized Representative may, by notice in writing sent by double-registered mail, posted on the property or delivered in person, order the owner or occupier of real property, at his expense and within fourteen days of the mailing or posting of the Order, to:
- (a) ***do the necessary repairs, painting or replacement of construction materials to ensure the building is not an Unsightly structure;***
 - (b) remove any accumulation of filth, discarded materials, rubbish, or other noxious, offensive, or unwholesome matter described in the Order from the property;
 - (c) remove any graffiti described in the Order from any wall, fence, or other structure on the property;
 - (d) clear any brush, noxious weeds, or other growths described in the Order from the property; or,
 - (e) take any other measures described in the Order to remedy unsightliness on the property.
15. Upon any failure by the owner or occupier of real property to comply with an Order under section 14 of this Bylaw, and after the owner or occupier of the property having been given an opportunity to be heard by Council in respect of such failure, the City may, by its own forces or those of a contractor, enter on the property and carry out the work described in the Order at the expense of the owner or occupier and, whether the Order was directed at the owner or the occupier, recover the costs in the same manner and with the same remedies as ordinary taxes on land and improvements under the *Local Government Act*.

Inspection

16. The Authorized Representative may enter on any real property at any reasonable time to ascertain whether the requirements of this Bylaw, or any order issued pursuant to this Bylaw, are being observed.
17. No person shall obstruct or interfere with the Authorized Representative in the exercise of the powers under this Bylaw.

Offensive

18. Every person who violates any provision of this Bylaw, or who permits any act or thing to be done in violation of any provision of this Bylaw, is guilty of an offence against this Bylaw, which is punishable upon summary conviction by a fine of up to \$5,000.00.
19. Each day that a violation of any provision of this Bylaw continues to exist is a separate offence against this Bylaw.

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PART FIVE: MISCELLANEOUS PROVISIONS

Repeal

20. Sections 2(a) - (g) and 4(b) of the Maintenance Bylaw No. 2793, 1990, are hereby repealed and any reference to those sections in the remainder of that bylaw are hereby deleted.

Short Title

- 21. This Bylaw may be cited as **“THE CITY OF DAWSON CREEK PROPERTY MAINTENANCE BYLAW NO. 3673, 2004”**
- 22. This Bylaw shall take effect upon the adoption by the affirmative vote of a majority of Council present at the meeting at which the vote is taken.

READ a first time this _____ day of _____ 2004.
READ a second time this _____ day of _____ 2004.
READ a third time this _____ day of _____ 2004.
ADOPTED this _____ day of _____ 2004.

<p>CERTIFIED A TRUE AND CORRECT COPY of Bylaw No. 3673 cited as "PROPERTY MAINTENANCE BYLAW NO. 3673, 2004".</p> <p>_____</p> <p>John Malcolm Corporate Administrator</p>

The Corporate Seal of **THE CORPORATION OF THE CITY OF DAWSON CREEK** was affixed in the presence of:

Calvin Kruk – Mayor

John Malcolm – Corporate Administrator